



**CITY OF KIRKWOOD
PLANNING AND ZONING COMMISSION
JUNE 7, 2017**

PRESENT:

Allen Klippel, Chair
James Diel, Secretary/Treasurer
Greg Frick
Cindy Coronado
Jim O'Donnell
David Eagleton
Kathy Oughton

ABSENT:

Dan Stauder
Madt Mallinckrodt

Pursuant to notice of meeting duly given, the Planning and Zoning Commission convened on Wednesday, June 7, 2017, at Kirkwood City Hall, 139 South Kirkwood Road. City Attorney John Hessel, City Council Liaison Nancy Luetzow, City Planner Jonathan Raiche, Assistant City Planner Amy Lowry, and Administrative Assistant Patti Dodel also attended the meeting.

1. Chairman Allen Klippel called the meeting to order at 7:00 p.m. and noted Mr. Stauder and Mr. Mallinckrodt were absent and their absence was excused. He welcomed Ms. Oughton to her first meeting.

2. COMPREHENSIVE PLAN – ENVISION 2035

Chairman Klippel recessed the meeting for the purpose of conducting a public hearing regarding the EnVision 2035 Comprehensive Plan. City Attorney Hessel entered the following exhibits into the record: an Affidavit of Publication in the St. Louis Countian on May 19, 2017, as Exhibit A; Notice of Publication in the Webster-Kirkwood Times on May 26 as Exhibit B; a draft of the EnVision Comprehensive Plan as Exhibit C, and the General Code of Ordinances for the City of Kirkwood as Exhibit D.

City Planner Raiche stated the Comprehensive Plan is: a policy guide providing a framework for future land use decision making, documentation of the Community's vision for future development for approximately 20 years, and is closely integrated with other municipal documents and initiatives. Mr. Raiche added that the Comprehensive Plan is not: a binding legal document, a change to the zoning classifications of any property, or a change to any City Regulation or Ordinance. Over the past 2-½ years, there have been three open houses, one community workshop, website surveys, a website was developed, and pop-up community meetings and Steering Committee meetings were held. The Steering Committee (consisting of 18 members), the City Council Liaison, Planning and Zoning Commission members, and City Staff have been involved in the process. The Plan consists of eight chapters: Chapters 2 through 5 are

subject matter, Chapter 6 is Future Land Use, Chapter 7 is Sub Area Plans that consists of areas of interest for more in-depth analysis, and Chapter 8 is Implementation Monitoring. The items that remain to complete the Plan are revisions as needed based on feedback from tonight's meeting, conversion to graphic format, and adoption by the Planning and Zoning Commission.

Chairman Klippel asked if there were members of the audience who would like to comment and the following responded:

Ron Ryan, 1286 Oakshire: discussed the map in Chapter 7 on page 8 and is concerned about the encroachment of businesses being located in the seven houses on the western end of the triangle. Mr. Ryan suggested a revision to the second bullet point in Chapter 7 on page 7 to read "Consider whether light industrial uses are still appropriate in all existing light industrial areas with special consideration given to the proximity to the railroad." In Chapter 6 on page 12, Mr. Ryan suggested a revision as follows, "The Transition Mix Use module is intended to provide a balance between the Downtown and residential neighborhoods north of Big Bend Boulevard and the residential and highway-oriented commercial located south of Big Bend Boulevard." Also on page 12 of Chapter 6, he suggested that two of the Development Types (Regional/Neighborhood Commercial and Regional/Neighborhood Office) be utilized on the Kirkwood Road side of the "triangle" and not on the westernmost seven lots.

Gwyn Wahlmann, 1002 West Adams: wanted to know if there is a timeline for improvements in policies regarding green building, run-off, impervious surfacing, tree preservation, and other standards for new home development, tear downs, and residential building permits; suggested Metro Link be expanded to Kirkwood; wanted to know if the new Community Center and Theater would be LEED Certified; and concern that the over-building trend is resulting in the loss of trees and the loss of starter homes and affordable middle-class homes.

Ed Gentzler, 420 South Kirkwood Apartment 239: suggested that Kirkwood install statues to honor the two Pulitzer Prize winners (Marianne Moore and Josephine Winslow Johnson) from Kirkwood. In addition, he would like to see signs on Kirkwood Road that advise motorists of the railroad overpass on Clay and underpass on Fillmore to avoid trains blocking Kirkwood Road.

Alan Hopefl, 12 Orchard Way: Supported comments made by Mr. Ryan regarding the residential area of the triangle and Ms. Wahlmann regarding the over-building trend.

Mark Gorris, 305 North Harrison: Recently purchased his home (built in 1859) and suggested revisions to the Zoning Code for setback requirements for corner lots. He also recommended that incentives be provided for historic preservation rather than penalties.

With no more individuals desiring to speak, Chairman Klippel closed the public hearing.

There being no further business, the meeting adjourned at 7:35 p.m. The next regular meeting will be held on June 21 at 7 p.m.

Allen Klippel, Chair

James Diel, Secretary/Treasurer

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